



LOS ALTOS COMMUNITY CENTER REPORT #04: DECEMBER 2019

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MONTHLY PROGRESS REPORT

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Los Altos Community Center Project

December 2019

MONTHLY REPORT

Project Summary

The Hillview Community Center located at 97 Hillview Avenue was constructed in the 1940s and 1950s as an elementary school and has served as a community center since 1975. The buildings were originally constructed as wood-frame and steel structures and have undergone numerous additions, renovations, and upgrades over more than 70 years. The City proposes to demolish the existing 30,362 square-foot community center which consists of four main buildings, five smaller ancillary structures, and connecting breezeways and exterior courtyards. The planned improvements include removal of the buildings and all existing site improvements, re-designing the site, retaining 71 existing trees, and constructing a new one-story 24,500 square-foot community center building occupying a location at the north end of the present community center site. Pedestrian pathways and crosswalks will be provided throughout the site to connect the parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site such as the History Museum and Library. The driveway connections to Hillview Avenue will be realigned, with a total of two driveway connections rather than the existing four driveway entrances. The site will function more efficiently and provide a better connection to the existing buildings within the Civic Center.

The construction phase of the project began with bidding and subsequent City Council approval of the construction contract in July 2019. The project budget approved by City Council for the entire project is \$38,335,400 which includes all soft costs, hard costs and furniture for the new building. The construction work is being performed by Gonsalves & Stronck Construction Company, Inc. Demolition of the site began in September 2019 and the buildings were demolished in October 2019. The project is scheduled to be completed toward the end of 2020.

December 2019 Activities

Onsite activities in December 2019 included the following:

- Completion of existing building foundation and slab removal.
- Off-haul of demolition debris and recycling of materials from demolition operation.
- Building pad preparation and re-compaction completed.
- Footing excavation and rebar installation started at the North end of building.
- Under-slab plumbing layout started at North end of building.
- Under-slab electrical layout started at North end of building.

Upcoming Activities

During January 2020, Gonsalves & Stronck Construction expects to perform the following activities:

- Completion of under-slab utilities rough-in.
- Completion of the of the building footings.
- Set reinforcement and pour concrete slabs-on-grade and curbs.
- Start layout and installation of framing.
- Erect structural steel columns and beams at North end of building.
- Complete installation of deep storm drain lines to bioretention areas.
- Start installation of sanitary lines outside of the building footprint.
- Trenching and below-grade conduit installation for main electrical room.

December 2019

Construction Photos



Sorting and removing remaining demolition materials

Grading operation in preparation for new building footings





Excavation of bioretention area underway

Grading operation in preparation for new building footings





Footing rebar and form installation underway

Below-slab conduit installation for utilities underway



December 2019

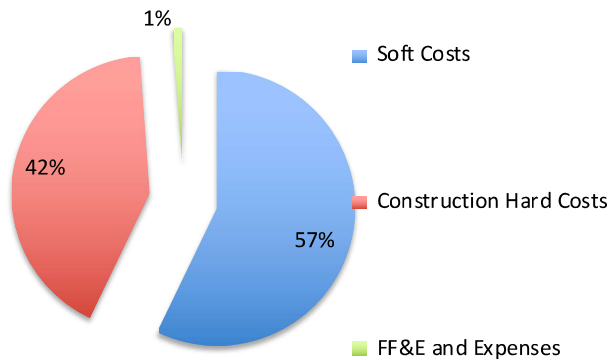
Project Budget – December Status

BUDGET EXECUTIVE SUMMARY

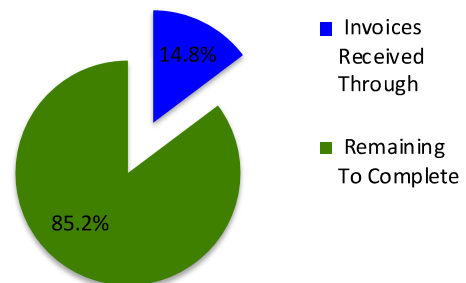
Los Altos Community Center
97 HILLVIEW AVENUE, LOS ALTOS
Project Dashboard - Executive Summary
12/27/19

Budget Line Description	Approved Project Budget	Change Orders And Budget Reallocations	Current Forecast	Invoices Received Through	Remaining To Complete	Percent Complete
	AUG 2019			(12/27/19)		
Soft Costs	5,535,443	-	5,535,443	3,233,708	2,301,735	58.4%
Construction Hard Costs	31,035,400	-	31,035,400	2,361,434	28,673,966	7.6%
FF&E and Expenses	1,764,557	-	1,764,557	64,826	1,699,731	3.7%
Total Project Costs	38,335,400	-	38,335,400	5,659,967	32,675,432	14.8%

Spent to Date By Category



Spent to Date - Total Project



BUDGET DETAIL

		BUDGET	SPENDING*				
Budget Line Description	Vendor	Approved Budget Aug-19	Invoices Received Through (12/27/19)	% Complete	Remaining To Be Spent	SCOPE	COMMENTS
SOFT COSTS							
PERMITS, FEE & UTILITIES							
S-105 Plan Check Fees	3rd Party Plan Check	108,104	39,875	36.9%	68,229	Plan check fees for building permit	3rd party review of plans
S-125 Utility Fees		200,000	17,995	9.0%	182,005	Utility connections for Cal Water, PG&E, telecom/cable, ATT and others as required from utility companies.	
S-145 Title Reports	City of Los Altos	500	400	80.0%	100	Title report required for project	
ARCHITECT & ENGINEER							
S-200 Architect	Noli & Tam	3,440,178	2,847,830	82.8%	592,348	Architecture, Engineering, Design, Construction Administration, Meetings	
S-245 CEQA Consultant	EMC Planning	38,194	38,194	100.0%	0	Initial Study and Mitigated Neg Declaration	Budget confirmed by City for Initial Study
OTHER CONSULTANTS							
S-315 Phase I ESA	Ninyo & Moore	3,400	3,400	100.0%	-	Phase I site assessment and records review	
S-340 Hazardous Material Survey	Znapfly	75,000	38,835	51.8%	36,165	Hazardous Materials survey and abatement monitoring with final reporting prior to bldg demo	Incl Shoup Park add serv at \$1729.
S-350 Project Management	Nova	1,013,475	240,955	23.8%	772,520		
S-380 Biologist	Rincon	23,520				Compliance monitoring of Mitigated Neg Dec reqs	Bat/Bird surveys for Mitigated Neg Dec
TESTING & INSPECTION							
S-510 Special Inspections	Nova	74,876	-	-	74,876	Soils/special inspection and materials testing	
S-580 Commissioning	Interface	30,000	6,224	20.7%	23,776	Enhanced Commissioning for LEED equivalency	
SUBTOTAL		5,007,247	3,233,708	64.6%	1,773,539		
Soft Cost Contingency ~10%		528,196	-	-	528,196	Soft Cost Contingency for unforeseen items	
SOFT COST TOTAL		5,535,443	3,233,708	58.4%	2,301,735		
CONSTRUCTION HARD COSTS							
H-200 Construction	Gonsalves & Stronck	28,344,605	2,361,434	8.3%	25,983,171	Construction hard cost plus any changes to the contract. Now includes Shoup Park, Soil Analysis, Mortizing Pitzel Connectors	Construction hard cost total: G&S contract plus any changes to their contract which were transfers from other budget lines or change orders taken from Contingency
SUBTOTAL		28,344,605	2,361,434	8.3%	25,983,171		
Construction/Owner Contingency 10%		2,690,795	-	-	2,690,795	Hard Cost Contingency for unforeseen items	Will be reduced each month as change orders are approved
CONSTRUCTION HARD COST TOTAL		31,035,400	2,361,434	7.6%	28,673,966		
FURNITURE, FIXTURES & EQUIPMENT							
F-130 Interior Furniture		920,000	-	-	920,000	Purchase of furniture by City for new building	Furniture design by N&T as per above Architect line
F-160 Move / Relocation	Jeff Katz Architecture	200,000	44,811	22.4%	155,189	Relocation of staff and renovation of temp facility (Shoup Park). Incl design fees from Jeff Katz Architecture	Transferred \$103k to G&S contract for work at Shoup Park
IT & A/V EQUIPMENT							
F-200 IT		190,000	-	-	190,000	Building IT	
F-210 Security		113,000	-	-	113,000	Building Security	
F-220 AV		170,757	-	-	170,757	Building AV	
SUBTOTAL		1,593,757	44,811	2.8%	1,548,945.99		
FF&E Contingency ~8.5%		135,800	-	-	135,800.00	Unforeseen FF&E contingency items	
FF&E TOTAL		1,729,557	44,811	2.6%	1,684,745.99		
EXPENSES							
E-120 Reimbursables		10,000	6,856	68.6%	3,144		
E-130 Blueprinting/FedEx/Etc.		10,000	7,065	70.7%	2,935		
E-140 Travel		5,000	-	-	5,000		
E-150 Miscellaneous Expenses		10,000	6,094	60.9%	3,906		
E-160 Other		-	-	-	-		
EXPENSES TOTAL		35,000	20,015	57.2%	14,985		
Additional Owner Project Contingency		-	-	-	-		
Project Totals		\$38,335,400	\$5,659,967	14.8%	\$32,675,433		

Total project cost of \$38,335,400 approved by City Council on July 30, 2019.

December 2019

Schedule Milestones

Item	Description	Duration	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish
1	Execute Contract	15	08/03/2019	08/03/2019	08/03/2019	08/19/2019
2	Notice to Proceed	0	08/21/2019	08/21/2019	08/21/2019	08/21/2019
3	Start of Construction	0	09/03/2019	09/03/2019	09/03/2019	09/03/2019
4	Building Abatement	20	09/09/2019	10/02/2019	09/09/2019	10/02/2019
5	Building & Site Demolition	16	10/03/2019	10/25/2019	10/11/2019	11/25/2019
6	Site Preparation and Layout for Building	10	10/25/2019	11/07/2019	12/11/2019	12/20/2019
7	Excavate for Site Utilities: Storm/Bio-ret.	16	10/25/2019	11/18/2019	12/13/2019	
8	Excavate for Site Utilities: Sanitary	8	11/08/2019	11/20/2019		
9	Footings/Slab: North Portion; New Bldg.	42	11/08/2019	01/14/2020	12/23/2019	
10	Footings/Slab: South Portion; New Bldg.	44	11/15/2019	01/28/2020		
11	Frame Walls/Roof Structures	43	12/30/2019	03/02/2020		
12	Roof Decking and Gables/Flat Roofs	51	01/20/2020	03/30/2020		
13	Roofing Shingles/Flat Roof Membrane	68	02/24/2020	05/28/2020		
14	Exterior Wall Finishes	78	02/13/2020	06/06/2020		
15	Interior Finishes	115	02/13/2020	07/27/2020		
16	Library Connector Sitework	45	03/10/2020	04/30/2020		
17	Parking Lot Construction/Paving	60	03/25/2020	07/22/2020		
18	Exterior Sitework; Landscape/Lights	60	05/19/2020	07/24/2020		
19	Concrete Sidewalk & Trellis Systems	54	05/05/2020	07/21/2020		
20	Commissioning of Systems	34	06/04/2020	07/22/2020		
21	City Inspections	60	07/28/2020	09/08/2020		
22	Weather Allowance: 20 days	20	09/09/2020	10/09/2020		
23	Punchlist and Prep for Building Final	10	10/09/2020	10/26/2020		
24	Final Cleaning	2	10/27/2020	10/29/2020		
25	City Final Inspection	5	10/30/2020	11/08/2020		
26	Substantial Completion	10	11/09/2020	11/25/2020		
27	Temporary Certificate of Occupancy	5	11/16/2020	11/23/2020		
28	Punchlist Backcheck and Confirmation	10	11/12/2020	11/25/2020		
29	Furniture Move-in	10	11/30/2020	12/10/2020		
30	Final Occupancy	10	12/10/2020	12/20/2020		

Contractual completion for the project is 450 days from Start of Construction date. Durations indicated for each activity are approximate subject to a variety of factors including weather, construction timing, and phasing of the construction. Updates to schedule dates may be required due to changes in work flow or delays due to weather.

To date, there have been several schedule modifications due to unforeseen site conditions and inclement weather. Various schedule mitigation measures are being implemented to recover time (e.g., working overtime on some weekdays and Saturdays) and no contract extensions have been approved. Construction is currently anticipated to be completed within the contracted timeframe.